042.A Map | 0003 Block | 0099.0 Lot | 1 of 1 CARD | Residential | ARLINGTON

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 565,500 | / | 565,500 |
| USE VALUE: | 565,500 | / | 565,500 |
| ASSESSED: | 565,500 | / | 565,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 99 | | WARREN ST, ARLINGTON |

## OWNERSHIP

Unit #: 99

| | |
|---|---|
| Owner 1: | BRAU SUSAN A |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 99 WARREN ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | BRAU SUSAN A - |
| Owner 2: | SEARS DAVID D - |
| Street 1: | 97 WARREN STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 1173 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 102 | 0.000 | 562,400 | 3,100 | | 565,500 |
| Total Card | 0.000 | 562,400 | 3,100 | | 565,500 |
| Total Parcel | 0.000 | 562,400 | 3,100 | | 565,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.10 /Parcel: 482.10

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 314216
GIS Ref:
GIS Ref:
Insp Date: 07/12/18

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 042.A-0003-0099.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 102 | FV | 562,400 | 3100 | . | | 565,500 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 546,100 | 3100 | . | | 549,200 | | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 537,900 | 3100 | . | | 541,000 | 541,000 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 552,200 | 3100 | . | | 555,300 | 555,300 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 488,000 | 3100 | . | | 491,100 | 491,100 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 444,500 | 3100 | . | | 447,600 | 447,600 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 444,500 | 3100 | . | | 447,600 | 447,600 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 410,500 | 3100 | . | | 413,600 | 413,600 | Year End Roll | 12/11/2014 |

!15939!

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 21:38:24 |

## LAST REV

| Date | Time |
|---|---|
| 10/28/21 | 16:55:34 |
| danam | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 29016 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15939

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BRAU SUSAN A, | 60409-547 | | 11/2/2012 | Family | 1 | No | No | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/10/2021 | 1177 | New Wind | 27,600 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/12/2018 | Measured | DGM | D Mann |
| 5/2/2013 | NEW CONDO | BR | B Rossignol |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 7284 | | | | | | | | | | | | | | | | |

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 99 - Condo Conv | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | LIGHT BROWN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1925 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G14 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | 1 - 1st Floor |
| % Own: | 50.000000000 |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 305.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.97515047 |
| Adj $ / SQ: | 401.518 |
| Other Features: | 60500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.29999995 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 690925 |
| Depreciation: | 128512 |
| Depreciated Total: | 562413 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | |
| Other | | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | | |
| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 2002 |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 521.97 |
| Special Features: | 0 | Val/Su Net: | 479.45 |
| Final Total: | 562400 | Val/Su SzAd | 479.45 |

## SKETCH

UnSketched SubAreas:
GLA: 1173,

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| GLA | Gross Liv Ar | 1,173 | 401.520 | 470,981 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 1,173 | | | Total: | 470,981 |
| Size Ad | 1173 | Gross Area | 1173 | FinArea | 1173 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

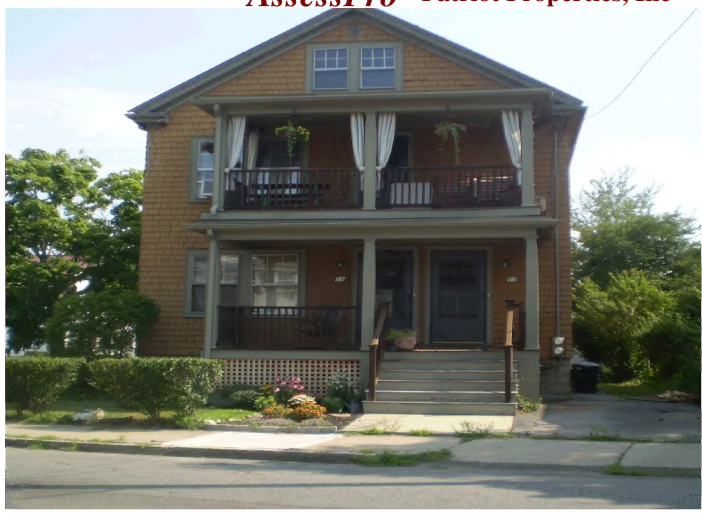
| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 042.A-0003-0099.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18X10 | A | AV | 1925 | 28.89 | T | 40 | 102 | | | 3,100 | | | 3,100 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 3,100 | Total Special Featues: | Total: 3,100 |

## IMAGE

AssessPro Patriot Properties, Inc